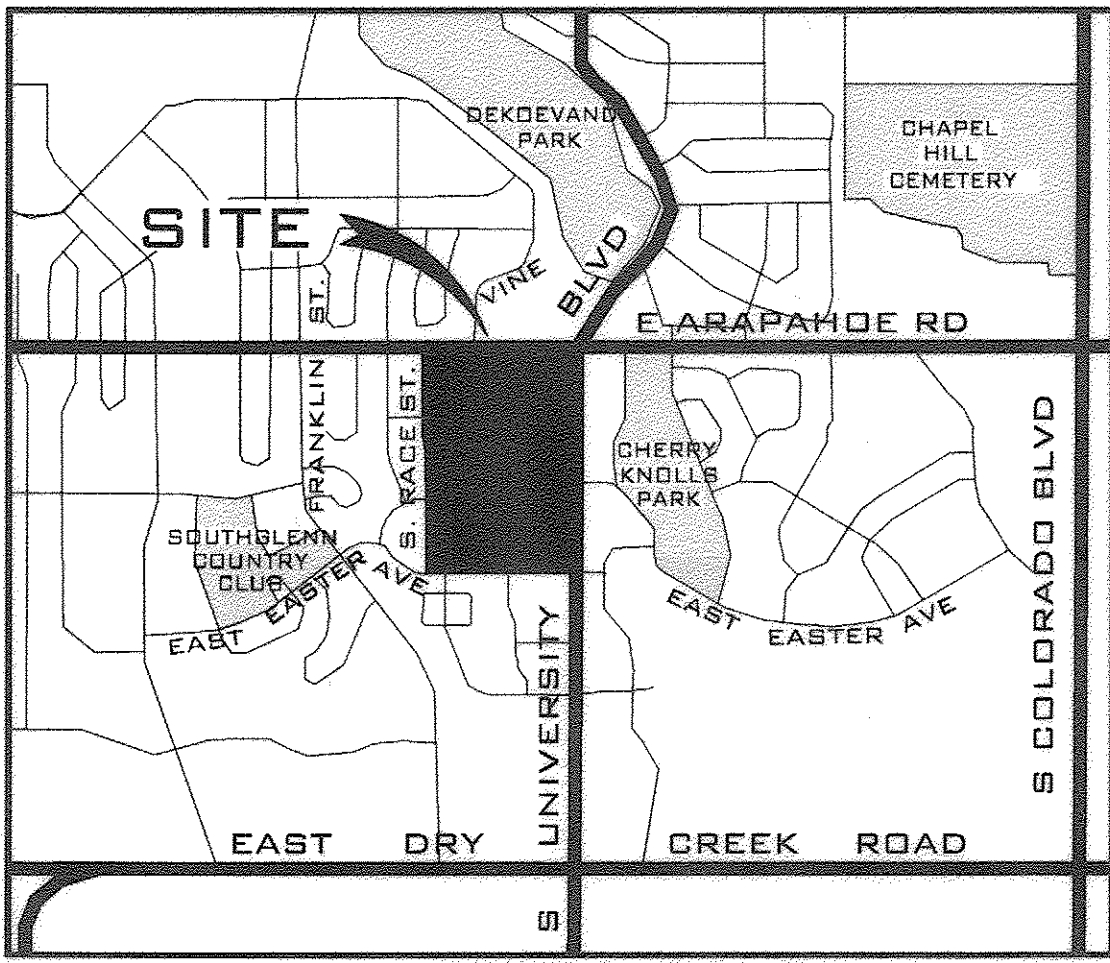


# STREETS AT SOUTHGLENN

## MASTER DEVELOPMENT PLAN

### AMENDMENT NO. 4

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



VICINITY MAP  
1" = 2000'

#### CERTIFICATE OF OWNERSHIP AND LEGAL DESCRIPTION

I, DONALD G. PROVOST, AS THE MANAGER OF ALBERTA DEVELOPMENT PARTNERS, LLC, HEREBY AFFIRM THAT ALBERTA DEVELOPMENT PARTNERS, LLC IS THE AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE STREETS OF SOUTHGLENN CASE AMENDMENT NO. 4 LU-0710-002.

LOTS 5, 6, 8 AND 13, STREETS AT SOUTHGLENN FILING NO. 1; LOTS 2, 3 AND TRACT C, STREETS AT SOUTHGLENN FILING NO. 2; LOTS 1 AND 2, STREETS AT SOUTHGLENN FILING NO. 3; LOTS 2, 6, AND 8, STREETS AT SOUTHGLENN FILING NO. 4; LOTS 1, 2, 3, 4, 5, AND TRACT A STREETS AT SOUTHGLENN FILING NO. 5; LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST ONE-QUARTER TO BEAR SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE SOUTH 81 DEGREES 32 MINUTES 01 SECONDS WEST, A DISTANCE OF 505.82 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11, BLOCK 1, STREETS AT SOUTHGLENN SUBDIVISION FILING NO. 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY OF ARAPAHOE ROAD, THENCE THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 00 DEGREES 34 MINUTES 05 SECONDS EAST, A DISTANCE OF 285.93 FEET;
- 2) ALONG THE ARC OF A 58.39 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37 DEGREES 30 MINUTES 09 SECONDS, AN ARC DISTANCE OF 38.22 FEET AND HAVING A CHORD WHICH BEARS SOUTH 14 DEGREES 06 MINUTES 19 SECONDS WEST, A DISTANCE OF 37.54 FEET TO A POINT OF REVERSE CURVATURE;
- 3) ALONG THE ARC OF A 29.83 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 58 DEGREES 10 MINUTES 03 SECONDS, AN ARC DISTANCE OF 30.28 FEET AND HAVING A CHORD WHICH BEARS SOUTH 09 SECONDS 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 28.00 FEET;
- 4) SOUTH 23 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 42.42 FEET;
- 5) ALONG THE ARC OF A 17.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40 DEGREES 28 MINUTES 58 SECONDS, AN ARC DISTANCE OF 12.29 FEET AND HAVING A CHORD WHICH BEARS SOUTH 44 DEGREES 29 MINUTES 45 SECONDS EAST, A DISTANCE OF 12.04 FEET;
- 6) SOUTH 83 DEGREES 14 MINUTES 26 SECONDS EAST, A DISTANCE OF 59.06 FEET;
- 7) SOUTH 87 DEGREES 19 MINUTES 44 SECONDS EAST, A DISTANCE OF 119.45 FEET;
- 8) SOUTH 87 DEGREES 08 MINUTES 29 SECONDS EAST, A DISTANCE OF 256.26 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH UNIVERSITY BOULEVARD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1, STREETS AT SOUTHGLENN SUBDIVISION FILING NO. 1.

THENCE SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 861.33 FEET TO A PORTION OF UN-VACATED EAST EASTER AVENUE; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID RIGHT-OF-WAY;

- 1) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 23.56 FEET AND HAVING A CHORD WHICH BEARS SOUTH 45 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF 21.21 FEET;
- 2) SOUTH 89 DEGREES 45 MINUTES 29 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY;

THENCE SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 561.32 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY.

THENCE NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST, A DISTANCE OF 175.00 FEET; SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 335.00 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 1, STREETS AT SOUTHGLENN SUBDIVISION FILING NO. 1, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST EASTER AVENUE;

THENCE NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST ALONG SAID NORTH AND SOUTH LINES, A DISTANCE OF 1249.49 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 23.56 FEET AND HAVING A CHORD WHICH BEARS NORTH 44 DEGREES 45 MINUTES 29 SECONDS WEST, A DISTANCE OF 21.21 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH RACE STREET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT-OF-WAY LINE:

- 1) NORTH 00 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 934.58 FEET;
- 2) ALONG THE ARC OF A 850.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 43 MINUTES 52 SECONDS, AN ARC DISTANCE OF 248.21 FEET AND HAVING A CHORD WHICH BEARS NORTH 08 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 247.33 FEET TO A POINT OF REVERSE CURVATURE;
- 3) ALONG THE ARC OF A 800.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15 DEGREES 58 MINUTES 04 SECONDS, AN ARC DISTANCE OF 222.95 FEET AND HAVING A CHORD WHICH BEARS NORTH 08 MINUTES 30 MINUTES 19 SECONDS WEST, A DISTANCE OF 222.23 FEET;
- 4) NORTH 00 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF 751.50 FEET;

THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 35 SECONDS, AN ARC DISTANCE OF 23.56 FEET AND HAVING A CHORD WHICH BEARS NORTH 44 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 21.22 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARAPAHOE ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 47; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS EAST ALONG SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1054.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,982,120 SQUARE FEET OR 68.4598 ACRES, MORE OR LESS.

AND

LOT 2, TRACTS A AND B STREETS AT SOUTHGLENN FILING NO. 6 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING 129,805 SQUARE FEET OR 2.9799 ACRES, MORE OR LESS.

AND

I, Kathleen Foster, AS Vice President OF WELLS FARGO BANK NATIONAL ASSOCIATION, HEREBY AFFIRM THAT WELLS FARGO BANK NATIONAL ASSOCIATION IS THE AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE STREETS OF SOUTHGLENN CASE AMENDMENT NO. 4 LU-0710-002.

LOT 1 AND TRACT C STREETS AT SOUTHGLENN FILING NO. 6 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING 55,718 SQUARE FEET OR 1.2791 ACRES, MORE OR LESS.

#### SHEET INDEX

|         |  |
|---------|--|
| SHEET 1 | COVER SHEET                              |
| SHEET 2 | DEVELOPMENT STANDARDS AND STANDARD NOTES |
| SHEET 3 | SITE AND UTILITY PLAN                    |
| SHEET 4 | GRADING AND DRAINAGE PLAN                |
| SHEET 5 | LANDSCAPE DEVELOPMENT PLAN               |
| SHEET 6 | SITE LIGHTING LAYOUT                     |
| SHEET 7 | LOTING PLAN                              |

#### CERTIFICATE OF OWNERSHIP

I, David Goldberg, AS Owner of Record OF ALBERTA DEVELOPMENT PARTNERS, LLC HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN LOTS 1 AND 2, TRACTS A, B, AND C STREETS AT SOUTHGLENN FILING NO. 6

OWNER OF RECORD OR AUTHORIZED AGENT  
ALBERTA DEVELOPMENT PARTNERS, LLC  
A COLORADO LIMITED LIABILITY COMPANY.

STATE OF Colorado

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF April, 2008  
BY David Goldberg AS Owner of Record OF Alberta Development Partners, LLC

BY Wanda Stiles  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 11/18/2011

ADDRESS

5460 S. Quebec St. #100

CITY

Greenwood Village, CO 80111

STATE

CO

ZIP

80111

My Commission Expires 11/18/2011

#### CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF CENTENNIAL CITY COUNCIL  
ON THIS 17 DAY OF MARCH, A.D., 2008.

MAYOR:

ATTES:

#### PLANNING & ZONING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF CENTENNIAL PLANNING AND ZONING COMMISSION, THIS 27 DAY OF FEBRUARY, A.D., 2008.

CHAIRMAN:

#### RECORDER'S CERTIFICATE

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 3:41 (A.M./P.M.) ON THE 29 DAY OF April, A.D., 2008 IN

BOOK 362, PAGE 19-25, MAP ---, RECEPTION NO. 38049433

ARAPAHOE COUNTY CLERK AND RECORDER

Nancy A. Doty

BY: David Bruns

DEPUTY

#### DEVELOPMENT TEAM

##### DEVELOPER

ALBERTA DEVELOPMENT PARTNERS, LLC  
5460 S. QUEBEC ST. STE 100  
GREENWOOD VILLAGE, CO 80111  
303.771.4004  
CONTACT: BRYAN MCFARLAND

##### DESIGN ARCHITECT

CALLISON ARCHITECTURE  
1420 FIFTH AVE #2400  
SEATTLE, WA 98101  
206.623.4646  
CONTACT: TODD ENOKI, AIA

##### RETAIL ARCHITECT

SEM ARCHITECTS  
677 S. COLORADO BLVD, STE 200  
DENVER, CO 80246  
303.220.8900  
CONTACT: BRUCE MCCLENNAN

##### CIVIL ENGINEER

CLC ASSOCIATES  
8480 E. ORCHARD RD., STE 2000  
GREENWOOD VILLAGE, CO 80111  
303.770.5800  
CONTACT: KURT D. MAHNKEN, P.E.

##### LANDSCAPE ARCHITECT

EDAW  
1809 BLAKE STREET #200  
DENVER, CO 80202  
CONTACT: CRAIG CORONATO, ASLA

##### GRAPHIC ARTS

COMMUNICATION ARTS  
1112 PEARL ST.  
BOULDER, CO 80302  
303.447.8280  
CONTACT: MICHELE WHITTED

##### LIGHTING CONSULTANT

JK DESIGN GROUP  
11300 SHOSHONE AVE  
GRANADA HILLS, CA 91344  
818.785.0800  
CONTACT: JAY WINTERS

#### AMENDMENT HISTORY

ALL ORIGINAL TERMS, CONDITIONS AND NOTES OF THE MASTER DEVELOPMENT PLAN FOR THE STREETS AT SOUTHGLENN, LU-0512-001, APPROVED ON JUNE 5, 2006, WILL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY EXECUTED BY THE OWNER AND BY THE CITY OF CENTENNIAL WITH THE FOLLOWING AMENDMENTS:

##### AMENDMENT NO. 1

- REVISED TENANT SIGNAGE CRITERIA. CURRENT CRITERIA DATE IS MAY 1, 2007. (SEPARATE DOCUMENT)

##### AMENDMENT NO. 2

- REVISED STRUCTURE DATA TABLE (SHEET 3)
- MOVED BANK FROM S. UNIVERSITY BLVD. TO E. ARAPAHOE RD.
- ELIMINATED BUILDING AT NORTHEAST CORNER OF S. YORK ST AND E. ARAPAHOE RD.
- ELIMINATED BUILDINGS ON EAST SIDE OF S. YORK ST. AT E. COMMONS DR.

##### AMENDMENT NO. 3

- REVISED BUILDING SETBACK FROM 25 FEET TO 20 FEET ALONG RACE STREET FOR THE PARKING STRUCTURE TO ACCOMMODATE THE WIDTH OF PARKING GARAGE AND MAINTAIN WIDTH OF LANDSCAPING ON EAST SIDE OF STRUCTURE.

- CORRECTED MDP OVERALL SITE AREA ON SHEET 2.

##### AMENDMENT NO. 4

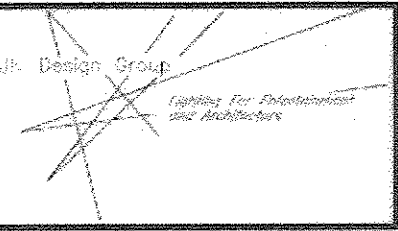
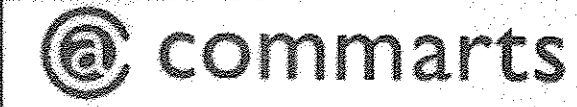
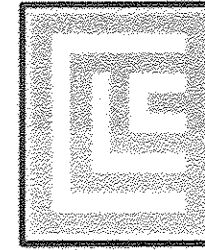
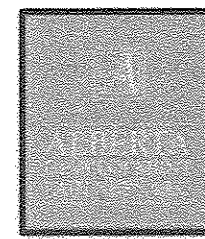
- INCLUSION TO THE MASTER DEVELOPMENT PLAN FOR THE STREETS AT SOUTHGLENN OF LOTS 1 AND 2, TRACTS A, B, AND C STREETS AT SOUTHGLENN FILING NO. 6, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF S. UNIVERSITY BOULEVARD AND E. ARAPAHOE ROAD, WITH DEVELOPMENT AS DEPICTED ON SHEET 3. SAID LOT BEING CONCURRENTLY REPLATTED AS STREETS AT SOUTHGLENN FILING NO. 6.

- REZONING OF THE INCLUDED LOT FROM "B-3" AND "O" TO MU-PUD IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE SOUTHGLENN MASTER DEVELOPMENT PLAN (LU-0512-001).

- REVISIONS TO SHEET 2:
  1. REVISED ALLOWABLE USES FOR 24 HOUR FITNESS CLUB
  2. REVISED TOTAL SITE AREA UNDER GROSS FLOOR HEADING FOR INCLUDED LOT.
  3. ADDED SETBACKS FROM S. UNIVERSITY BOULEVARD AND E. ARAPAHOE ROAD FOR BUILDINGS F, W1, W2, AND W3.
  4. ADDED BUILDING HEIGHT LIMITATIONS FOR INCLUDED LOT.
  5. DELETED DRAINAGE MASTER PLAN NOTE.
  6. REVISED BUILDING HEIGHT TO REFLECT CURRENT PLATTED LOTTING AND INCLUDED LOT.

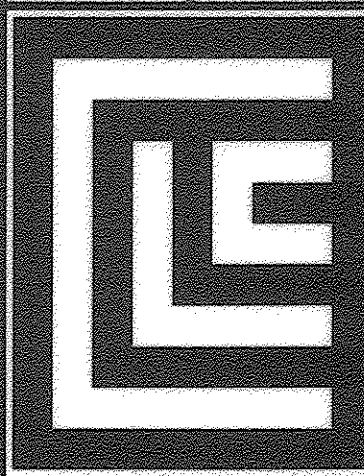
- REVISIONS TO SHEETS 3, 4, AND 8.
  1. ADDED SITE PLAN FOR INCLUDED WELLS FARGO LOT

- REVISION TO SHEET 7
  1. REVISED LOTTING TO REFLECT PLATTING SUBSEQUENT TO INITIAL STREETS AT SOUTHGLENN FILING NO. 1 PLAT.



STREETS AT SOUTHGLENN  
MASTER DEVELOPMENT PLAN

COVER SHEET



CLC ASSOCIATES

8480 E. ORCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
P 303.770.5800  
F 303.770.2349  
CLCASSOC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

JOB NO.: 05.0199

SCALE:

DATE: APRIL 22, 2008

SHEET:

1 OF 7



# STREETS AT SOUTHGLENN

## MASTER DEVELOPMENT PLAN

### AMENDMENT NO. 4

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

#### VESTING

APPROVAL OF THIS MASTER DEVELOPMENT PLAN (MDP) CREATES A VESTED PROPERTY RIGHT SUBJECT TO ALL CONDITIONS OF APPROVAL PURSUANT TO COLORADO REVISED STATUTES §24-68-103. THE EFFECTIVE DATE IS JUNE 15, 2008.

#### STATEMENT OF INTENT

THE INTENT OF THIS MASTER DEVELOPMENT PLAN (MDP) IS TO ESTABLISH THE GENERAL GUIDELINES FOR THE REDEVELOPMENT OF SOUTHGLENN MALL INTO A MIXED USE PROJECT CONSISTING OF COMMERCIAL, RETAIL, OFFICE, AND RESIDENTIAL USES. THE MDP WILL PROVIDE THE FRAMEWORK AND CONDITIONS FOR APPROVAL OF SUBSEQUENT ADMINISTRATIVE SITE PLANS (ASP) DEPICTING SPECIFIC BUILDING ARCHITECTURE, LANDSCAPING, LIGHTING, AND SITE DESIGN DETAILS.

THE STREETS OF SOUTHGLENN IS ENVISIONED AS A REDEVELOPMENT THAT IS AN UPSCALE URBAN MIXED-USE LIFESTYLE VILLAGE. DESIGNED FOR THE PEDESTRIAN, THE CHARACTER OF THE STREETS THROUGH WHICH THE VILLAGE IS EXPERIENCED IS TO BE DESIGNED WITH INTENTION TO CREATE A UNIQUE AND SOPHISTICATED ENVIRONMENT THAT IS APPEALING TO THE RESIDENTS WHO LIVE THERE AND TO ALL WHO WORK, SHOP AND ENJOY THE AMENITIES OF THE PROJECT.

IN ADDITION TO THE PLAN SHEETS CONTAINED HEREIN, THE ARCHITECTURAL DESIGN GUIDELINES, DATED APRIL 12, 2008, AND THE TENANT SIGN CRITERIA, DATED MAY 1, 2007, PREPARED FOR THE STREETS AT SOUTHGLENN OR LATEST AMENDMENT THEREOF ARE CONSIDERED TO BE INTEGRAL TO AND A PART OF THE MASTER DEVELOPMENT PLAN.

#### PROPOSED USE:

MIXED USE - PLANNED UNIT DEVELOPMENT

#### USE STANDARDS

ALLOWED USES

#### GENERAL OFFICE USES:

GENERAL OFFICE USES INCLUDE GENERAL OFFICE SPACE THAT IS USED FOR A VARIETY OF SERVICES, INCLUDING, BUT NOT LIMITED TO:

- ADMINISTRATIVE AND EXECUTIVE OFFICES
- BANKS OR FINANCIAL INSTITUTIONS WITH OR WITHOUT DRIVE-THROUGH FACILITIES
- COLLEGES OR UNIVERSITIES
- COMMUNITY MEETING FACILITY
- CONSULTING SERVICES OFFICES (BUSINESS AND PROFESSIONAL)
- DESIGN PROFESSIONALS
- INSURANCE AND INVESTMENT OFFICES
- MEDICAL/HEALTH CARE, AND DENTAL
- NURSERY SCHOOL OR DAYCARE CENTER

#### COMMUNITY BUSINESS USES:

COMMUNITY BUSINESS USES INCLUDE RETAIL SALES AND SERVICES THAT MEET THE NEED OF THE COMMUNITY, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- APPLIANCE STORE
- AUTOMOBILE REPAIR (RESTRICTED TO EXISTING SEARS AUTOMOTIVE)
- AUTOMOBILE PARKING LOT
- BEAUTY SALON OR BARBER SHOP
- BILLIARD PARLOR OR POOL HALL
- BOOKSELLER
- BAKERIES, CATERING SERVICES, CONFECTION SHOPS ETC.
- BOWLING ALLEY, TENNIS CLUB, SKATING RINK, HEALTH CLUB, SWIM CLUB OR SIMILAR RECREATIONAL
- CONVENIENCE STORE WITH OR WITHOUT GAS PUMPS
- DEPARTMENT STORE
- DRY GOOD STORE
- ENTERTAINMENT CENTER OR AMUSEMENT ARCADE
- FITNESS CLUB (24-HOUR USE) (1)
- FLOWER SHOP OR PLANT STORE
- FURNITURE STORE
- GROCERY OR MARKET
- HARDWARE SALES
- HOME OR CONSUMER ELECTRONICS STORE
- HOME FURNISHINGS OR ACCESSORIES
- KIOSK RELATED RETAIL SALES
- LAUNDRY AND DRY-CLEANING PICK-UP SERVICES (NO DRY-CLEANING PLANT)
- LIQUOR AND WINE SALES
- NIGHT CLUB, PUBS, BARS OR TAVERNS WITH OR WITHOUT LIVE ENTERTAINMENT/DANCING
- OFFICE SUPPLY STORE
- PARKING STRUCTURES OR FACILITIES
- PET STORE AND ASSOCIATED SERVICES
- PHARMACY AND DRUG STORES
- QUASI-PUBLIC AGENCIES
- REPAIR OR RENTAL SERVICES (SHOE REPAIR, BICYCLE OR SKI EQUIPMENT RENTALS, ETC)
- RESTAURANTS CAFES OR BISTROS WITH OR WITHOUT DRIVE THROUGH FACILITIES OR WITH OR WITHOUT SIDEWALK SEATING AREAS AND WITH OR WITHOUT LIQUOR SALES
- RETAIL SALES
- SCHOOLS, PRIVATE OR PUBLIC
- SECURITY, POLICE OR MANAGEMENT OFFICES
- SPORTING GOODS STORE
- STUDIOS (PHOTOGRAPHIC, DANCE, ART, RADIO/TV, ETC)
- THEATER/CINEMA
- THERAPEUTIC MASSAGE, DAY SPA OR SIMILAR HEALTH-RELATED USES
- TRANSIT STOP FACILITY
- WOMEN'S OR MEN'S APPAREL, CLOTHING, SHOE AND ACCESSORY STORES

#### HOTEL (LUXURY OR BUSINESS CLASS)

A LUXURY OR BUSINESS CLASS HOTEL IS A HOTEL ORIENTED TO BUSINESS TRAVELERS THAT OFFERS GUEST SERVICES AND FACILITIES, WHICH INCLUDE ANY COMBINATION OF, BUT ARE NOT LIMITED TO, CONCIERGE, VALET, SHUTTLE, RESTAURANT (OPERATED BY OR INTEGRATED WITH THE HOTEL), DRY CLEANING AND LAUNDRY, AND WHERE GUEST ROOMS ARE APPOINTED WITH UPSCALE FURNISHINGS AND AMENITIES.

#### CMRS FACILITY

CMRS FACILITIES WHEN LOCATED ON ROOF TOPS AND ABOVE PARAPET WALLS WILL BE SCREENED WITH SEMI-OPAQUE MATERIALS TO PROVIDE VISUAL SCREENING, YET ALLOW FOR THE PROPER FUNCTIONING OF EQUIPMENT. CMRS FACILITIES WHEN LOCATED ON VERTICAL ARCHITECTURAL ELEMENTS, SUCH AS A TOWER, WILL BE INCORPORATED INTO THE DESIGN OF THE TOWER ELEMENT AND PAINTED TO MATCH THE ADJACENT WALL MATERIAL TO DIMINISH THE VISUAL APPEARANCE OF THE EQUIPMENT.

#### PERMITTED ACCESSORY USE:

CAR WASH/AUTO DETAILING FACILITIES WILL BE ALLOWED ONLY WITHIN A PARKING STRUCTURE (ABOVE OR BELOW-GROUND) AS A SECONDARY AND INCIDENTAL USE TO THE PARKING STRUCTURE FOR THE USE OF RESIDENTIAL OWNERS OR THE SHOPPING PUBLIC. NO SUCH CAR WASH/AUTO DETAILING FACILITY, INCLUDING SIGNAGE, SHALL BE VISIBLE FROM THE PUBLIC RIGHTS-OF-WAY.

#### CIVIC USES:

- COMMUNITY MEETING ROOM
- LIBRARY
- POLICE SUBSTATION

#### RESIDENTIAL USES:

- SINGLE FAMILY ATTACHED DWELLING UNIT, APARTMENT OR CONDOMINIUM
- MULTI-FAMILY DWELLING UNIT, APARTMENT OR CONDOMINIUM
- MOTHER-IN-LAW APARTMENT/DWELLING UNIT
- RESIDENCE REQUIRED FOR CARETAKER OR NIGHT WATCHMAN
- HOME OCCUPATION

#### TEMPORARY USES:

- SIDEWALK OR TENT SALES
- FAIR, FESTIVAL OR CARNIVAL
- FRUIT STANDS OR FARMER'S MARKET, FOOD SALES AND LIQUOR SALES
- RESIDENTIAL SALES OFFICES\*
- PHARMACY SALES\*
- CONSTRUCTION OFFICES\*

ALL OTHER USES NOT SPECIFICALLY LISTED ABOVE SHALL BE CONSIDER AS AN ALLOWED USE IF, IN THE OPINION OF THE ZONING ADMINISTRATOR, THEY ARE SIMILAR IN CHARACTER TO PERMITTED USES IN THIS DISTRICT, AND ARE IN CONFORMANCE WITH THE INTENT OF THIS DISTRICT.

\* TEMPORARY USES ASSOCIATED WITH CONSTRUCTION OF THE PROJECT SHALL BE PERMITTED IN ACCORDANCE WITH ORDINANCE NO. 2006-0-03 AND PURSUANT TO THE TERMS OF MASTER DEVELOPMENT AGREEMENT WITH THE CITY OF CENTENNIAL.

#### PROHIBITED USES:

- ANIMAL HOSPITAL/KENNEL
- AUTOMOBILE SERVICE STATION AND REPAIR EXCLUSIVE OF EXISTING AUTOMOTIVE SERVICE ON SEARS PROPERTY (LOT 1 AS SHOWN ON SHEET 7)
- AUTOMOBILE, TRUCK, TRAILER OR BOAT STORAGE
- AUTOMOBILE SALES AND AUTO BODY REPAIRS
- BUILDING MATERIAL SALES
- MANUFACTURING FACILITIES OR SHOPS
- MINI-STORAGE OR SELF STORAGE FACILITIES (INDOOR OR OUTDOOR)
- OUTDOOR STORAGE FACILITIES
- SEXUALLY ORIENTED BUSINESS
- SPECIAL TRADE CONTRACTORS

#### GROSS FLOOR AREA

|   |              |
|---|--------------|
| TOTAL SITE AREA                               | 72.72 AC.    |
| MAXIMUM PERMITTED NON-RESIDENTIAL DEVELOPMENT | 2,000,000 SF |
| MAXIMUM RESIDENTIAL UNITS                     | 350          |
| MINIMUM RETAIL AREA                           | 909,815 SF   |

A MDP AMENDMENT WILL BE REQUIRED IF THE PROJECT CHANGES IN TERMS OF AN INCREASE IN RESIDENTIAL UNITS OR A DECREASE IN RETAIL SQUARE FOOTAGE.

#### SETBACKS

|                                | OPEN PARKING SETBACK ADJUTING PUBLIC ROW | BUILDING SETBACK |
|--------------------------------|--|------------------|
| A) E. EASTER AVENUE            | 10'                                      | 25'              |
| B) S. UNIVERSITY BOULEVARD (2) | 10'                                      | 25'              |
| C) E. ARAPAHOE ROAD (3)        | 8'                                       | 25'              |
| D) S. RACE STREET (1)          | 10'                                      | 25'              |
| E) WITHIN PROPERTY             |  | 0'               |

(1) THE BUILDING SETBACK FOR THE PARKING GARAGE SHALL BE 20'

(2) THE PARKING SETBACK FOR BUILDING F SHALL BE 7' ADJACENT TO S. UNIVERSITY BOULEVARD EXCEPT FOR THAT PORTION ADJACENT TO THE ROW FOR THE BUS SHELTER WHICH SHALL BE 0'. THE PARKING SETBACK FOR BUILDING W3 SHALL BE 7' ADJACENT TO S. UNIVERSITY BOULEVARD.

(3) THE BUILDING SETBACK FOR BUILDINGS W1 AND W2 SHALL BE 15' ADJACENT TO E. ARAPAHOE ROAD.

#### BUILDING HEIGHT

NO BUILDING HEIGHT SHALL EXCEED 100 FEET AND SHALL BE RESTRICTED TO SPECIFIC LOTS AS SHOWN ON SHEET X CONTAINED HEREIN.

MAXIMUM BUILDING HEIGHT = 50 FEET

- LOT 13, STREETS AT SOUTHGLENN FILING NO. 1
- LOTS 2, 3 AND TRACT C, STREETS AT SOUTHGLENN FILING NO. 2
- LOT 2, STREETS AT SOUTHGLENN FILING NO. 3
- LOTS 6 AND 8, STREETS AT SOUTHGLENN FILING NO. 4
- LOTS 1 AND 2, STREETS AT SOUTHGLENN FILING NO. 5
- LOTS 1 AND 2, STREETS AT SOUTHGLENN FILING NO. 6

MAXIMUM BUILDING HEIGHT = 100 FEET

- LOTS 5, 6 AND 8, STREETS AT SOUTHGLENN FILING NO. 1
- LOT 2, STREETS AT SOUTHGLENN FILING NO. 4
- LOTS 3, 4 AND 5, STREETS AT SOUTHGLENN FILING NO. 5

\*THE PARKING STRUCTURE AND THE SIGN MARQUEE FOR THE THEATER WITHIN LOT 2, STREETS AT SOUTHGLENN FILING NO. 3 SHALL BE PERMITTED TO HAVE A MAXIMUM HEIGHT OF 75 FEET .

#### PARKING REQUIREMENTS

PARKING SPACES SHALL BE PROVIDED ON SITE IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

|                      |                                  |
|----------------------|----------------------------------|
| RETAIL:              | 4 SPACES PER 1000 GFA (4/1000)   |
| RESIDENTIAL:         | 1 SPACE PER BEDROOM              |
| OFFICE:              | 3 SPACES PER 1000 GFA (3/1000)   |
| SIT DOWN RESTAURANT: | 10 SPACES PER 1000 GFA (10/1000) |
| ALL OTHER USES:      | 2 SPACES PER 1000 GFA (2/1000)   |

- PARKING LOTS SHOULD BE DESIGNED TO PROVIDE FOR DROP-OFF AREAS AND CONVENIENCE LOADING AREAS, IF REQUIRED, OUTSIDE OF DRIVE LANES AND AISLES WHERE APPROPRIATE.
- SHARED PARKING BETWEEN COMPATIBLE USES IS ENCOURAGED. A MITIGATION PLAN IS REQUIRED TO ILLUSTRATE HOW ADDITIONAL PARKING CAN BE ACCOMMODATED IN THE EVENT A USE CHANGES AND THEY BECOME INCOMPATIBLE.
- PARKING STALL SIZE SHALL BE A MINIMUM OF 8'-6" WIDE BE 18'-0" LONG. THE STALL LENGTH MAY BE REDUCED TO 18'-0" FOR THOSE STALLS OVERHANGING PERIMETER LANDSCAPE AREAS.

#### OPEN SPACE

OPEN SPACE WITHIN THIS MDP SHALL BE A MINIMUM OF TEN PERCENT (10%) OF THE NET LAND AREA (EXCLUDING R.O.W.). OPEN SPACE SHALL INCLUDE ALL LANDSCAPE AREAS AND HARDSCAPE AREAS FOR PEDESTRIAN USE SUCH AS SIDEWALKS, PLAZAS, COURTYARDS AND AREAS OF DECORATIVE PAVING. OPEN SPACE DOES NOT INCLUDE PARKING AREAS AND OTHER VEHICLE ORIENTED SPACE.

#### NUMBER, SIZE AND LOCATIONS OF BUILDINGS

ADMINISTRATIVE SITE PLANS SHALL SUBSTANTIALLY CONFORM, IN TERMS OF LAY-OUT, TO THE SITE AND UTILITY PLAN DEPICTED ON SHEET 3 OF THIS MDP. FOR PURPOSES OF INTERPRETING THE VESTED RIGHT GRANTED WITH THIS MDP, MINOR VARIATIONS IN SITE LAYOUT WHICH DO NOT SUBSTANTIALLY DEVIATE IN TERMS OF BUILDING FOOTPRINT OR STREET LOCATION WILL BE CONSIDERED TO BE IN SUBSTANTIAL CONFORMANCE.

#### SIDEWALKS

SIDEWALKS SHALL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY AND ALONG ALL SOUTHGLENN METROPOLITAN DISTRICT OWNED AND MAINTAINED RIGHTS OF WAY ACCORDING TO CITY STANDARDS AND SHALL BE CONNECTED TO THE PRIMARY ENTRANCE OF EACH BUILDING IN A MANNER COMPLIANT WITH THE AMERICAN'S WITH DISABILITIES ACT (ADA) STANDARDS.

#### WINTER SOLAR SHADING

ASP SUBMITTALS SHALL COMPLY WITH THE CITY REGULATIONS REGARDING WINTER SOLAR SHADING IN EFFECT AT THE TIME OF ASP APPLICATION. BUILDINGS SHALL BE DESIGNED OF A HEIGHT AND PLACED ON THE SITE IN A MANNER WHICH MINIMIZES THE PERMANENT FULL DAY SHADING ON TO PAVED SURFACES WITHIN ADJACENT RIGHT-OF-WAY A DISTANCE EQUAL TO ITS HEIGHT (1:1 RATIO OF HEIGHT TO SETBACK)

#### SCREENING OF MECHANICAL EQUIPMENT, TRASH FACILITES AND OFF-STREET LOADING

ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AT GROUND LEVEL AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED WITH FENCING OR LANDSCAPING. TRASH FACILITIES SHALL BE SCREENED AND SHALL BE PLACED IN SUCH A MANNER TO MINIMIZE THE AESTHETIC IMPACT ON ADJACENT PUBLIC AREAS. SCREENING OF OFF-STREET LOADING SHALL BE PROVIDED THROUGH USE OF WALLS FINISHED WITH MATERIAL AND COLORS COMPATIBLE WITH THE BUILDING AND SHALL BE SUBJECT TO STAFF APPROVAL IN THE ASP PROCESS.

#### DISCREPANCIES

IF THERE ARE DIFFERENCES OR DISCREPANCIES IN THE DEVELOPMENT CRITERIA AMONG THE TERMS OF THIS PLAN OR AN EXECUTED DEVELOPMENT AGREEMENT IT SHALL BE RESOLVED BY ADHERING TO THE STRICTER STANDARD.

#### LANDSCAPE MAINTENANCE

THE SOUTHGLENN METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCELINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE SOUTHGLENN METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

#### SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

#### PUBLIC IMPROVEMENTS NOTE

AFTER ADMINISTRATIVE SITE PLAN APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATION AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE ADMINISTRATIVE SITE PLAN. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE CITY COUNCIL PURSUANT TO THE MASTER DEVELOPMENT AGREEMENT

#### MAINTENANCE EASEMENT

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNERS' PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE

#### DRAINAGE MASTER PLAN NOTE (DELETED)

#### METROPOLITAN DISTRICT OBLIGATIONS AND MAINTENANCE RESPONSIBILITIES

WITHIN THE PROPERTY BOUNDARY OF THE STREETS OF SOUTHGLENN, THE SOUTHGLENN METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF: PRIVATE ROADWAYS; COMMON AREA LANDSCAPING; PUBLIC PLAZAS; PUBLIC PARK AREAS; PUBLIC PARKING STRUCTURES; OUTDOOR PEDESTRIAN LIGHTING; PARKING LOT LIGHTING; GROUND SIGNAGE; ONSITE STORM SEWER LINES AND APPURTENANCES; UNDERGROUND DETENTION STRUCTURES; WATER QUALITY STRUCTURES; WATERLINES AND APPURTENANCES; AND SANITARY SEWER LINES AND APPURTENANCES.

(1) THE LOCATION OF THE ALLOWED 24-HOUR FITNESS CLUB IS LIMITED TO BUILDING C1 DEPICTED ON SHEET 3 OF THIS MDP AMENDMENT.



STREETS AT SOUTHGLENN  
MASTER DEVELOPMENT PLAN  
AMENDMENT NO. 4

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

PROPOSED STRUCTURE DATA

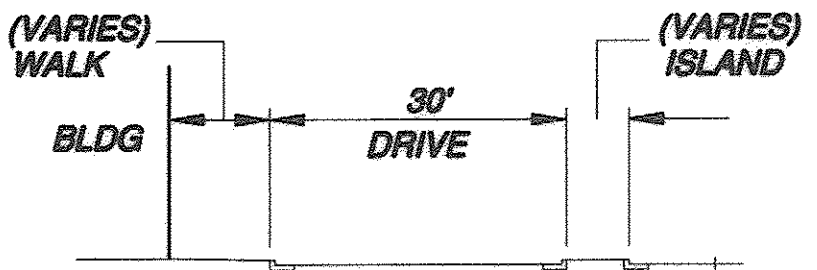
|       | OFFICE                      | RETAIL     | RES.       | STORIES |
|-------|-----------------------------|------------|------------|---------|
| A     | 24,000 SF                   |            |            | THREE   |
| B     | 571,869 SF (PARKING GARAGE) |            |            | SIX     |
| C     |                             | 58,871 SF  |            | ONE     |
| C1    |                             | 83,083 SF  |            | TWO     |
| D     |                             | 121,539 SF |            | ONE     |
| E     |                             | 3,979 SF   |            | ONE     |
| F     | 8,113 SF                    |            |            | ONE     |
| G     | 2,850 SF                    |            |            | ONE     |
| H     |                             | 8,420 SF   |            | ONE     |
| I     |                             | 3,728 SF   |            | ONE     |
| J     |                             | 3,585 SF   |            | ONE     |
| K     |                             | 8,829 SF   |            | ONE     |
| L     | 24,000 SF                   |            |            | THREE   |
| M     |                             | 131,201 SF |            | ONE     |
| N     | 24,511 SF                   | 38,877 SF  |            | TWO     |
| N1    | 121,284 SF                  | 58,329 SF  |            | FIVE    |
| O     |                             | 65,882 SF  | 222,476 SF | FIVE    |
| P     |                             | 27,281 SF  |            | ONE     |
| Q     |                             | 158,683 SF |            | ONE     |
| R     |                             | 24,887 SF  |            | ONE     |
| S     |                             | 94,289 SF  |            | ONE     |
| T     |                             | 60,751 SF  |            | TWO     |
| U     |                             | 6,025 SF   |            | ONE     |
| V     |                             | 1,776 SF   |            | ONE     |
| W1    |                             | 10,416 SF  |            | ONE     |
| W2    |                             | 7,087 SF   |            | ONE     |
| W3    |                             | 7,595 SF   |            | ONE     |
| TOTAL | 180,568 SF                  | 984,853 SF | 222,476 SF |         |

\* NOT INCLUDED IN ABOVE TOTAL AREA.

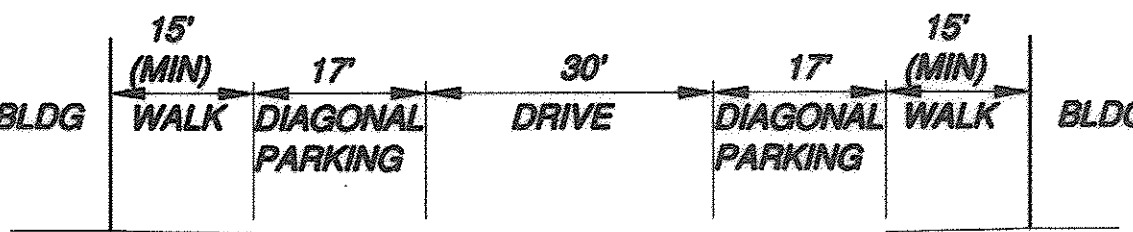
1. BUILDINGS A AND L ARE EXISTING STRUCTURES THAT WILL REMAIN AND ARE NOT A PART OF THIS MDP.
2. BUILDINGS M AND Q ARE EXISTING STRUCTURES TO REMAIN AS A PART OF THIS MDP. THE BUILDINGS WILL HAVE EXTERIOR FINISH MODIFICATIONS TO INTEGRATE THEM WITH THE ARCHITECTURE OF THE PROPOSED BUILDINGS.
3. ALL OTHER BUILDINGS INDICATED ARE PROPOSED.
4. ALL MULTI-STORY BUILDINGS ARE GENERALLY GROUND LEVEL RETAIL WITH OFFICE OR RESIDENTIAL USES ABOVE.
5. AREAS OF EXISTING BUILDINGS ARE APPROXIMATE BASED UPON AERIAL MAPPING.

LEGEND

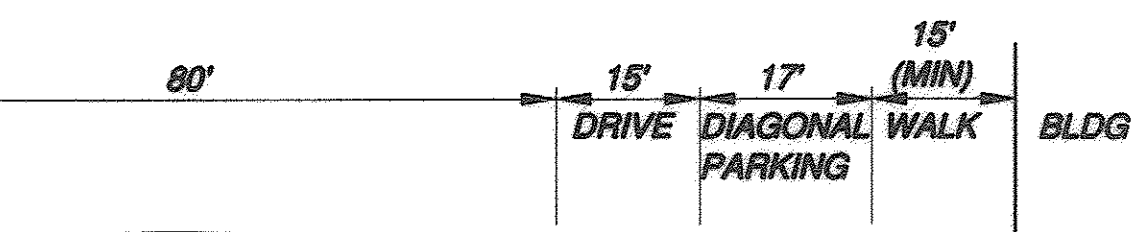
|         |   |
|---------|---|
| 8" WTR  | PROPOSED WATERLINE W/ HYDRANT                     |
| EX. WTR | EXISTING WATERLINE                                |
| 8" SAN  | PROPOSED SANITARY SEWER                           |
| EX. SAN | EXISTING SANITARY SEWER                           |
|         | DENVER WATER DEPARTMENT<br>NON-EXCLUSIVE EASEMENT |
|         | PROPERTY LINE                                     |



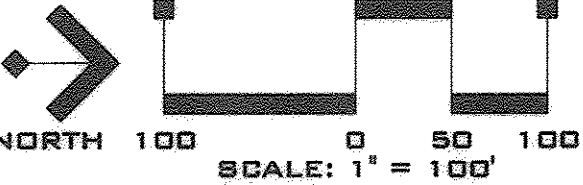
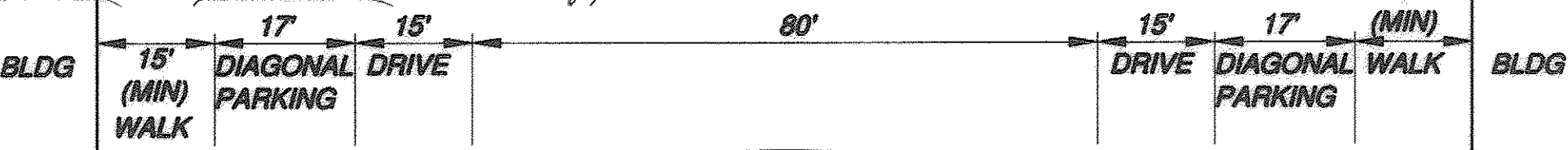
SECTION A-A  
(TYP. 30' DWD ESMT. AND EMERGENCY ACCESS DRIVE)  
SCALE: 1" = 30'



SECTION B-B  
(TYP. 30' DWD ESMT. AND EMERGENCY ACCESS DRIVE)  
SCALE: 1" = 30'



SECTION C-C  
(TYP. 30' DWD ESMT. AND EMERGENCY ACCESS DRIVE)  
SCALE: 1" = 30'



CASE NUMBER: LU-0710-002

STREETS AT SOUTHGLENN  
MASTER DEVELOPMENT PLAN  
SITE AND UTILITY PLAN

CLC ASSOCIATES  
6480 E. ORCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
P 303 770 5800  
F 303 770 2549  
CLC@CLC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
JOB NO.:  
05.0199  
SCALE: 1" = 100'  
DATE:  
APRIL 22, 2008  
SHEET:  
3 OF 7

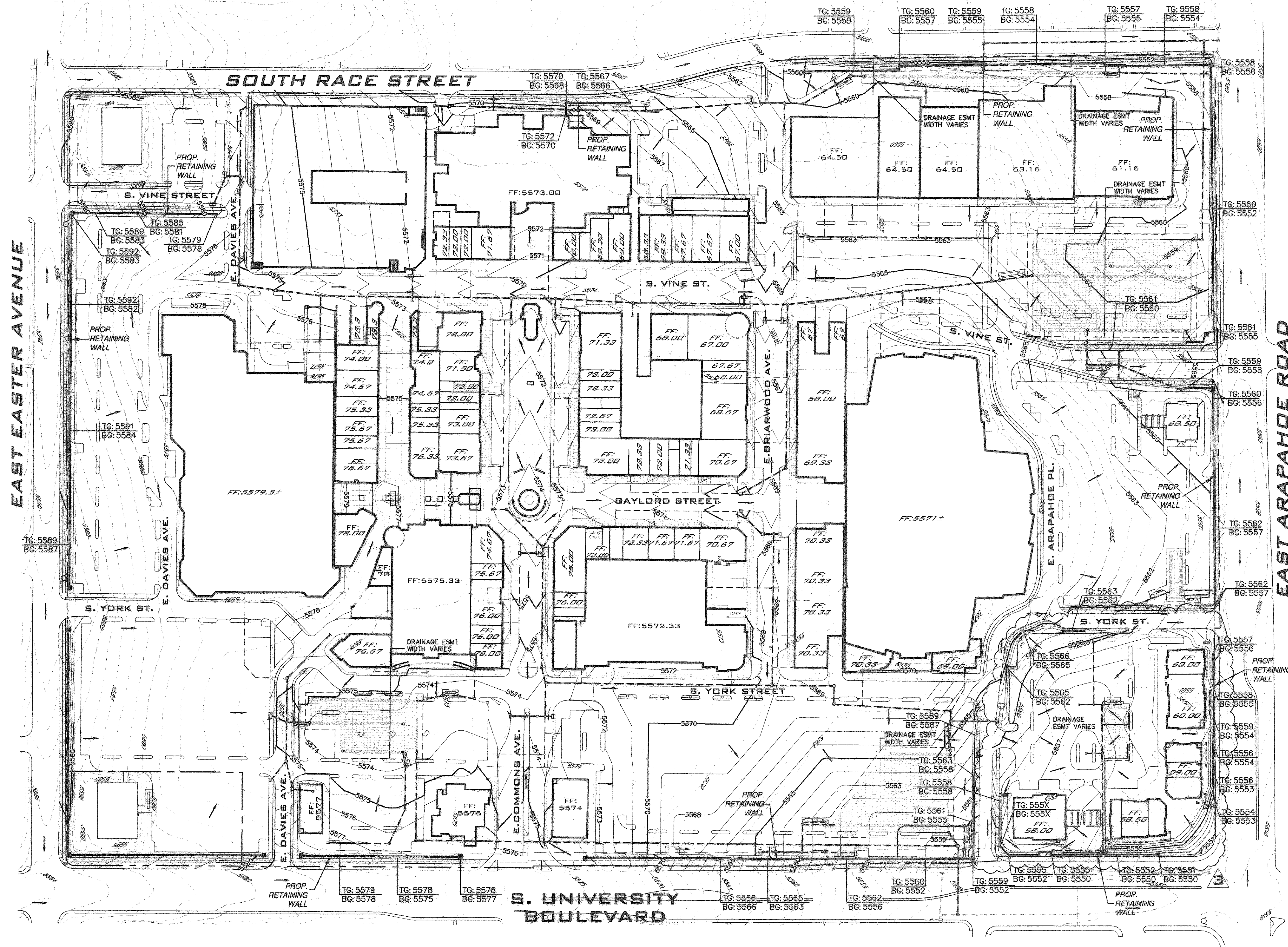


# STREETS AT SOUTHGLENN

## MASTER DEVELOPMENT PLAN

### AMENDMENT NO. 4

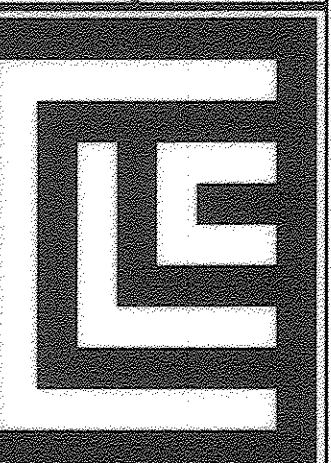
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



#### LEGEND

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED UNDERGROUND DETENTION
- FLOW ARROW
- PROPOSED CONTOUR W/ LABEL
- EXISTING CONTOUR W/ LABEL
- BUILDING FINISHED FLOOR ELEVATION
- TOP OF GRADE ELEVATION
- BOTTOM OF GRADE ELEVATION
- PROPERTY LINE

STREETS AT SOUTHGLENN  
MASTER DEVELOPMENT PLAN  
GRADING AND DRAINAGE PLAN



CLC ASSOCIATES

8480 E. ORCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
P 303 770 5400  
F 303 770 2349  
CLC@CLC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

JOB NO.:  
05.0199

SCALE:  
1" = 100'

DATE:  
APRIL 22, 2008

SHEET:  
4 OF 7

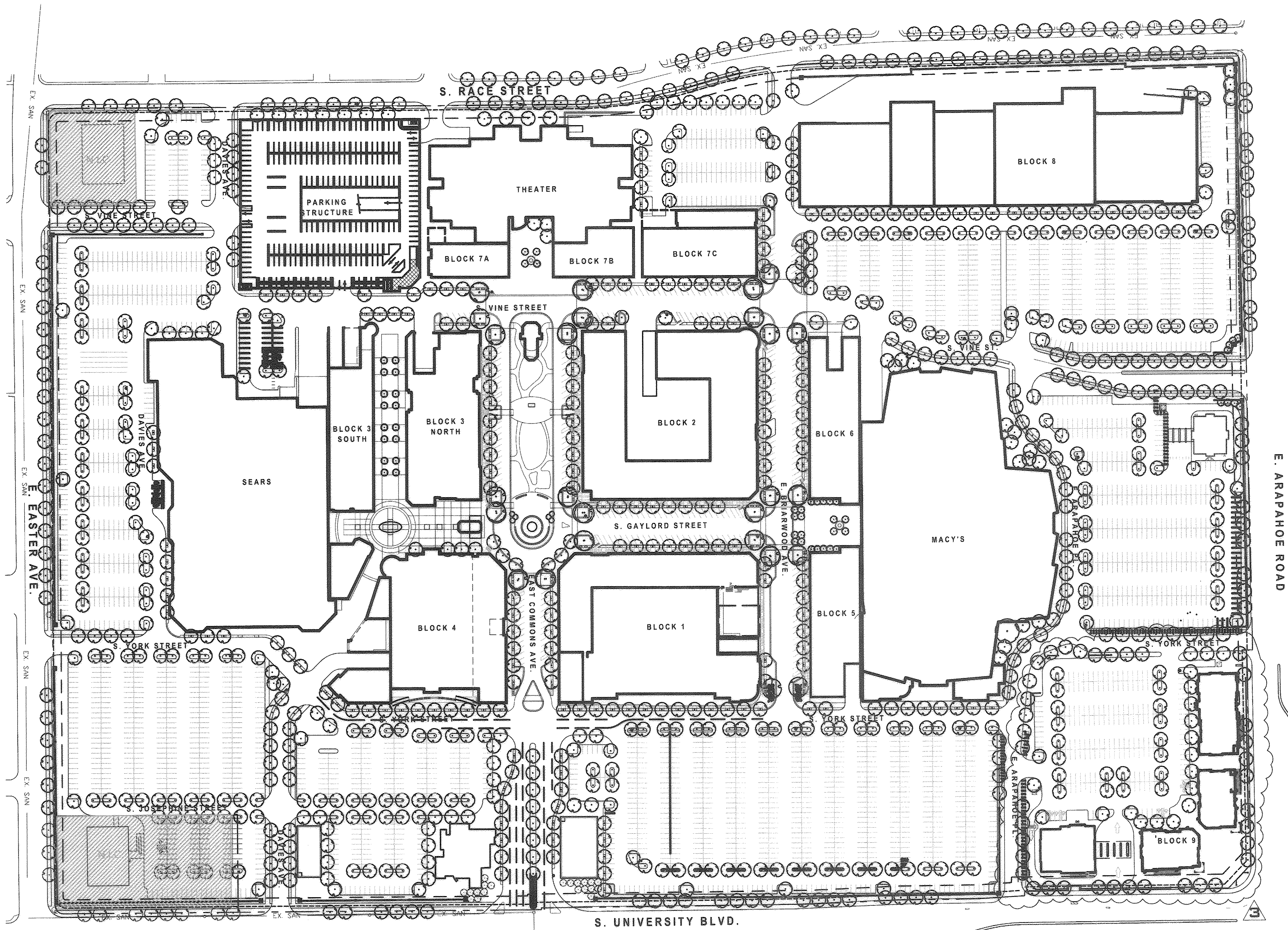
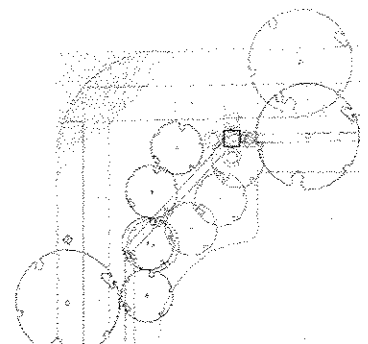
CASE NUMBER: LU-0710-002



STREETS AT SOUTHGLENN  
MASTER DEVELOPMENT PLAN  
AMENDMENT NO. 4

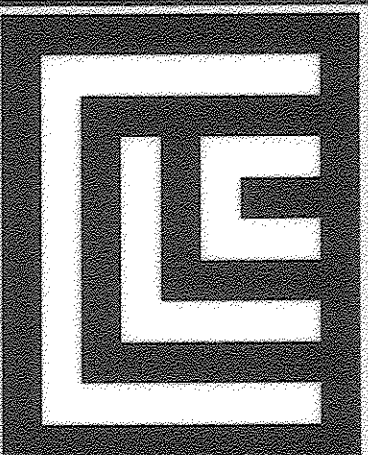
PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

- NOTES:
1. TREES SHOULD NOT BE PLANTED CLOSER THAN 30 FEET FROM THE CURB FACE AT INTERSECTIONS AND STREET CORNERS WITHIN THE SIGHT TRIANGLE.
  2. WITHIN THE SIGHT TRIANGLE, NON-PLANT MATERIALS OVER 36 INCHES OR PLANT MATERIAL OVER 36 INCHES HIGH ARE NOT PERMITTED EXCEPT FOR DECIDUOUS TREES, TRAFFIC CONTROL AND LIGHTING DEVICES.



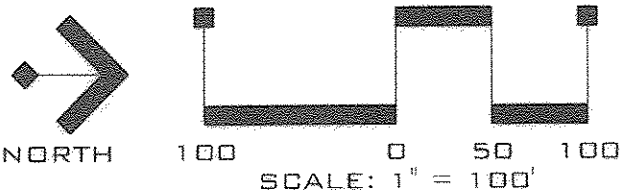
| Plant Schedule  |                                 |
|---|---------------------------------|
| Botanical Name  | Common Name                     |
| <strong>Deciduous Trees</strong>                      |                                 |
| Acer freemanii 'Autumn Blaze'                         | Autumn Blaze Maple              |
| Carpinus betulus                                      | Pyramidal Hornbeam              |
| Celtis occidentalis                                   | Western Hackberry               |
| Fraxinus nigra 'Fall Gold'                            | Fall Gold Ash                   |
| Fraxinus pennsylvanica spp                            | Summit or Palmore Ash           |
| Quercus bicolor                                       | Swamp White Oak                 |
| Quercus macrocarpa                                    | Bur Oak                         |
| Quercus rubra   | Northern Red Oak                |
| Quercus robur spp                                     | English Oak                     |
| Robinia pseudoacacia                                  | Purple Robe Locust              |
| Sophora japonica                                      | Japanese Pagodatree             |
| Tilia americana                                       | American Linden                 |
| Tilia cordata   | Littletree Linden               |
| <strong>Evergreen Trees</strong>                      |                                 |
| Picea pungens   | Colorado Spruce                 |
| Pinus cembra  | Swiss Stone Pine                |
| Pinus nigra   | Austrian Pine                   |
| Pinus ponderosa                                       | Ponderosa Pine                  |
| Pseudotsuga menziesii                                 | Douglas Fir                     |
| <strong>Ornamental Trees</strong>                     |                                 |
| Acer ginnala 'Flame'                                  | Flame Amur Maple                |
| Amelanchier canadensis                                | Serviceberry                    |
| Crataegus crus-galli 'Inermis'                        | Thornless Cockspur Hawthorn     |
| Crataegus phaenopyrum                                 | Washington Hawthorn             |
| Koeleruteria paniculata                               | Goldenrain Tree                 |
| Malus sp.   | Crabapple (variety)             |
| Prunus cerasifera 'Newport'                           | Newport Plum                    |
| Pyrus calleryana 'Autumn Blaze'                       | Autumn Blaze Pear               |
| Pyrus calleryana 'Chanticleer'                        | Chanticleer Pear                |
| Robinia pseudoacacia 'Purple Robe'                    | Purple Robe Locust              |
| Sorbus aucuparia                                      | European Mountain Ash           |
| Syringa reticulata                                    | Japanese Tree Lilac             |
| <strong>Deciduous Shrubs</strong>                     |                                 |
| Alnus tenuifolia                                      | Thineleaf Alder                 |
| Berberis thunbergii                                   | Japanese Barberry               |
| Buddleja davidii nanhoensis                           | Compact Lavender Butterfly Bush |
| Buxus microphylla insularis 'Winter Gem'              | Winter Gem Boxwood              |
| Caryopteris x clandonensis 'Blue Mist'                | Blue Mist Spirea                |
| Cercocarpus montanus                                  | Mountain Mahogany               |
| Cornus stolonifera                                    | Yellow Twig Dogwood             |
| Cornus sericea  | Red Twig Dogwood                |
| Cotoneaster dammeri 'Coral Beauty'                    | Coral Beauty Cotoneaster        |
| Cytisus purgans 'Spanish Gold'                        | Spanish Gold Broom              |
| Cytisus x Lena  | Lena Broom                      |
| Daphne x burkwoodii 'Carol Mackie'                    | Carol Mackie Daphne             |
| Euonymus alatus                                       | Burning Bush                    |
| Hesperaloe parviflora                                 | Red Yucca                       |
| Ilex glabra 'Compacta'                                | Compact Inkberry Holly          |
| Ligustrum vulgare 'Lodense'                           | Lodense Privet                  |
| Mahonia aquifolium compacta                           | Compact Oregon Grape Holly      |
| Perovskia atriplicifolia                              | Russian Sage                    |
| Philadelphus sp.                                      | Mockorange                      |
| Potentilla fruticosa 'Gold Drop'                      | Gold Drop Potentilla            |
| Prunus besseyi  | Western Sand Cherry             |
| Prunus x cistena                                      | Purple Leaf Plum                |
| Pyracantha angustifolia                               | Firethorn                       |
| Rhododendron x 'P.J.M.'                               | P.J.M. Rhododendron             |
| Rhus aromatica 'Gro-Low'                              | Dwarf Fragrant Sumac            |
| Ribes alpinum   | Alpine Currant                  |
| Rhus glabra   | Smooth Sumac                    |
| Rosa x spp  | Shrub Rose                      |
| Salix purpurea nana                                   | Dwarf Arctic Willow             |
| Spiraea japonica 'Anthony Waterer'                    | Anthony Waterer Spirea          |
| Symphoricarpos albus                                  | White Snowberry                 |
| Symphoricarpos x chenaulti 'Hancock'                  | Hancock Coralberry              |
| Syringa patula 'Miss Kim'                             | Miss Kim Dwarf Lilac            |
| Syringa vulgaris                                      | Common Lilac                    |
| Viburnum lantana                                      | Nannyberry                      |
| <strong>Evergreen Shrubs</strong>                     |                                 |
| Picea abies   | Norway Spruce                   |
| Pinus glauca  | Dwarf Alberta Spruce            |
| Pinus mugo  | Mugho Pine                      |
| Taxus media   | Yew                             |
| Thuja occidentalis emerald                            | Emerald Arbutifoliae            |
| <strong>Groundcover &amp; Ornamental Grasses</strong> |                                 |
| Arctostaphylos uva-ursi                               | Kinnikinnick                    |
| Aster spp   | Aster                           |
| Calamagrostis acut. sp.                               | Feather Reed Grass              |
| Cerastium tomentosum                                  | Snow-In-Summer                  |
| Dianthus spp  | Pinks                           |
| Erianthus ravennae                                    | Hardy Pampas Grass              |
| Euonymus fortunei                                     | Purpleleaf Wintercreeper        |
| Festuca glauca  | Fescue Grass                    |
| Gazania   | Hardy Gazania                   |
| Hemerocallis spp                                      | Daylily                         |
| Imperata cylindrica 'Red Baron'                       | Japanese Blood Grass            |
| Iris spp  | Iris                            |
| Leucanthemum spp                                      | Daisy                           |
| Mahonia repens  | Creeping Oregon Grape Holly     |
| Miscanthus sinensis sp.                               | Maiden Grass                    |
| Parthenocissus quinquefolis engelmannii               | Virginia Creeper                |
| Pennisetum sp.  | Fountain Grass                  |
| Phalaris  | Ribbon Grass                    |
| Phlox subulata  | Creeping Phlox                  |
| Rudbeckia   | Black Eyed Susan                |
| Salvia May Night                                      | May Night Salvia                |
| Sedum spp   | Sedum                           |
| Vinca Minor 'Bowles'                                  | Periwinkle                      |
| Yucca filamentosa                                     | Adam's Needle                   |

STREETS AT SOUTHGLENN  
MASTER DEVELOPMENT PLAN  
LANDSCAPE PLAN



CLC ASSOCIATES  
8480 E. BIRCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
P 303 770 5600  
F 303 770 5849  
CLCASSOC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
JOB NO. 05.0199  
SCALE: 1" = 100'  
DATE: APRIL 22, 2008  
SHEET:



NOTE: THESE PLANT MATERIALS REPRESENT THE GENERAL PALETTE INTENDED FOR THE STREETS AT SOUTHGLENN PROJECT. DUE TO THE WIDE VARIETY OF SHRUBS, GROUNDCOVERS, PERENNIALS AND ANNUALS AVAILABLE FOR USE, THIS IS NOT INTENDED TO BE A COMPLETE LIST OF MATERIALS THAT WILL BE USED AT THIS SITE.

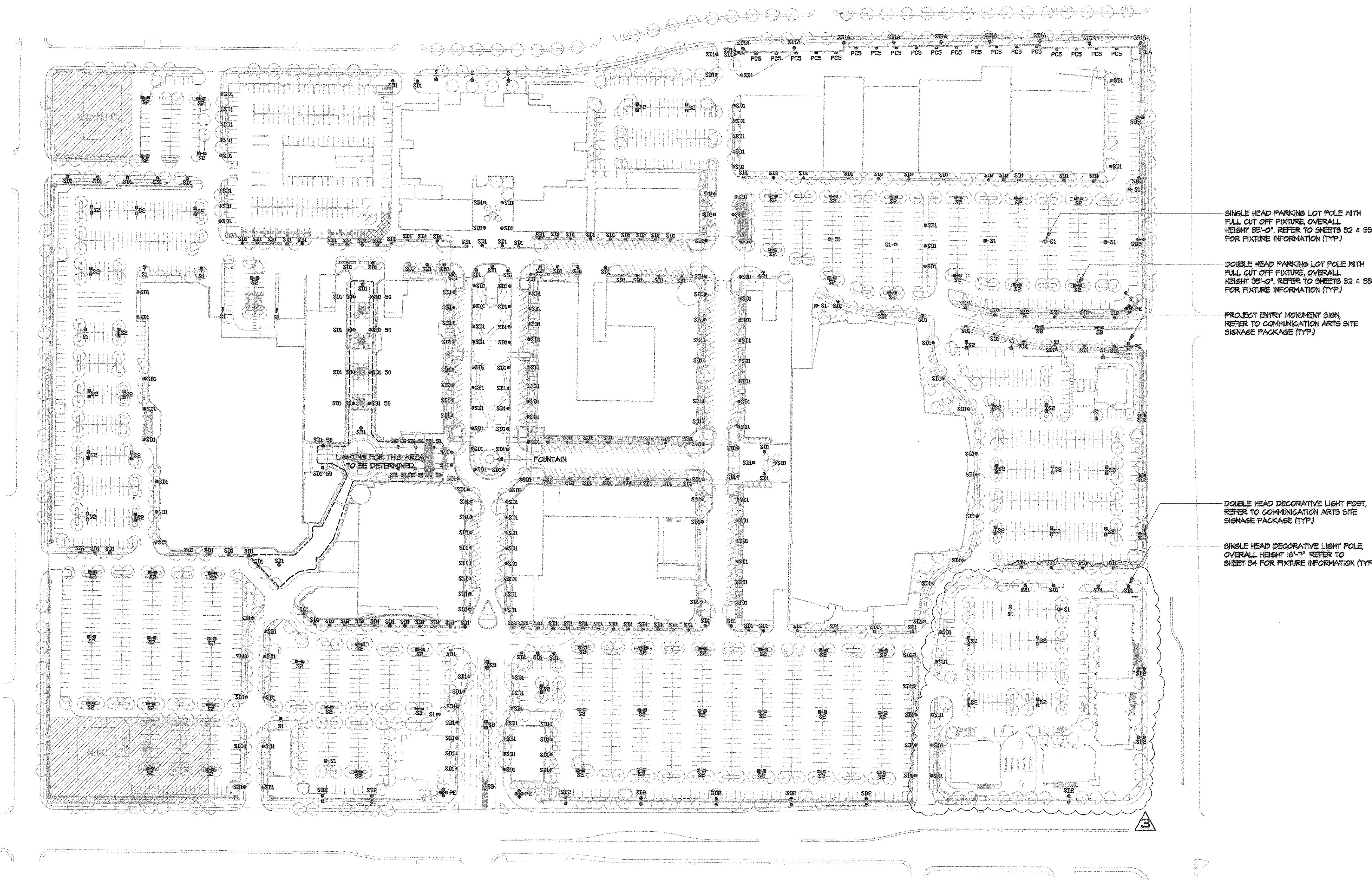


# STREETS AT SOUTHGLENN

## MASTER DEVELOPMENT PLAN

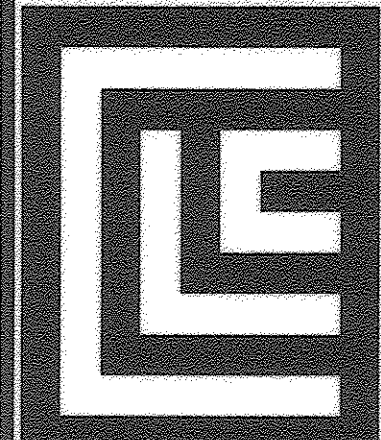
### AMENDMENT NO. 4

PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO



1 SITE LIGHTING  
SCALE: 1"=100'-0"

STREETS AT SOUTHGLENN  
MASTER DEVELOPMENT PLAN  
SITE LIGHTING LAYOUT



CLC ASSOCIATES  
8480 E. ORCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
P 303 770 5600  
F 303 770 2349  
CLCASSOC.COM

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LANDSCAPE ARCHITECTURE  
LAND SURVEYING

JOB NO: 05.0199

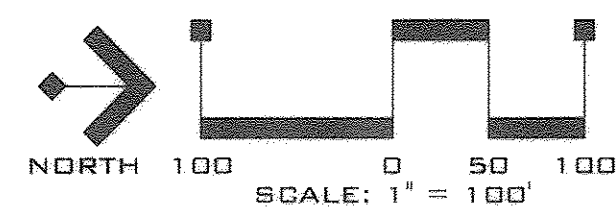
SCALE: 1"= 100'

DATE: SEPT 24, 2007

SHEET: 6 OF 7



**PART OF THE NE 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 68 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO**

[illegible]

DRAWN BY  
**BAS**

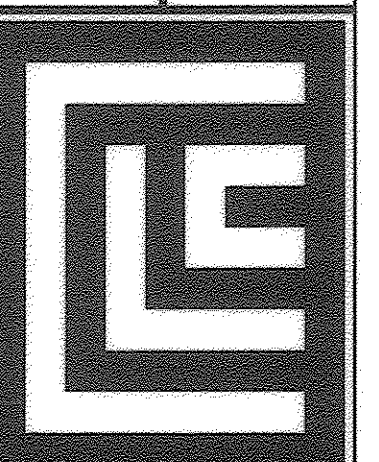
CHECKED BY  
**KDM**

DESIGNED BY  
**BAS**

FILENAME  
**SHEET 3.DWG**

STREETS AT SOUTHGLEN  
MASTER DEVELOPMENT PLAN

LOTING PLAN



**CLC ASSOCIATES**  
8480 E. ORCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
P 303 770 5600  
F 303 770 2349  
CLCASSOC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

05.0199

$$1^{\text{II}} = 100^{\text{I}}$$

APRIL 22, 2008

7 OF 7